

# JOHNSON COUNTY FINAL RATIO STUDY REPORT

## September 15, 2015

COUNTY SUMMARY				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)	118,759,750	19.93	595,854,448	
REAL ESTATE (COMMERCIAL)	47,577,230	20.52	231,857,846	
REAL ESTATE (VACANT)	10,236,340	20.00	51,181,700	
<b>TOTAL REAL ESTATE</b>	<b>176,573,320</b>	<b>20.09</b>	<b>878,893,994</b>	
REAL ESTATE AGRICULTURAL VALUE	56,551,560	20.00	282,757,800	
PERSONAL (AUTO/OTHER)	32,537,835	19.98	162,861,068	
BUSINESS PERSONAL	34,355,275	20.00	171,776,375	
<b>GRAND TOTAL</b>	<b>300,017,990</b>		<b>1,496,289,237</b>	<b>20.05</b>

OVERALL RATIO STUDY							
PROPERTY CLASSIFICATION		Count	Median Ratio	Lower Bound	Upper Bound	COD	PRD
REAL ESTATE	RESIDENTIAL IMPROVED	270	19.93	19.48	20.18	12.90	1.03
	COMMERCIAL IMPROVED	21	20.52	18.84	24.31	17.50	1.00
	VACANT LAND	73	20.00	18.86	20.00	15.70	1.01
AGRICULTURAL		95	20.00	20.00	20.00	1.00	1.00
PERSONAL (AUTO/OTHER)		40	19.98				
BUSINESS PERSONAL		33	20.00	20.00	20.00	14.80	1.07

RATIO STUDY BREAKDOWN BY MARKET AREA							
MARKET AREA	PROPERTY CLASSIFICATION	Count	Median Ratio	Lower Bound	Upper Bound	COD	PRD
JOHN	RESIDENTIAL IMPROVED	270	19.93	19.48	20.18	12.90	1.03
	VACANT LAND	73	20.00	18.86	20.00	15.70	1.01
	RESIDENTIAL IMPROVED						
	VACANT LAND						
	RESIDENTIAL IMPROVED						
	VACANT LAND						
	RESIDENTIAL IMPROVED						
	VACANT LAND						
	RESIDENTIAL IMPROVED						
	VACANT LAND						
	RESIDENTIAL IMPROVED						
	VACANT LAND						

RATIO STUDY BREAKDOWN BY CITY										
RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LAND		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO
<b>CITY</b>										
Clarksville	121	20.04	10	20.00	14	20.15	0		32	20.00
Coal Hill	6	20.13	4	19.99	0		0		0	
Hartman	1	29.71	2	20.20	0		0		0	
Knoxville	9	19.05	1	20.29	1	21.49	0		0	
Lamar	17	19.20	5	19.77	2	18.76	0		1	20.00
Rural	116	19.93	51	20.00	4	22.94	95	20.00	0	

RATIO STUDY BREAKDOWN BY SCHOOL DISTRICT										
RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LAND		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO	COUNT	RATIO
<b>SCHOOL DISTRICT</b>										
Clarksville	176	20.053	33	20.00	14	20.152	29	20.00	32	20.00
Jasper	2	21.115	1	17.00	1	20.644	10	20.00	0	
Lamar	74	19.282	31	20.00	5	21.49	38	20.00	1	20.00
Westside	18	19.836	8	19.99	1	19.937	18	20.00	0	

## OTHER REAL ESTATE ANALYSIS

PROPERTY TYPE CODES	
Property Type	Count
AI Agri Improved	2,868
AV Agri Vacant	3,595
CI Commercial Improved	633
CV Commercial Vacant	116
EX Exempt	1,806
II Industrial Improved	30
IV Industrial Vacant	3
MH Mobile Home Only	1,128
MN Minerals Non-Producing	25,184
NM Minerals Non-Producing	95
PS Public Service	124
RC Reference Card	53
RI Residential Improved	6,881
RV Residential Vacant	2,881

DEED TYPE CODES	
Deed Type	Count
0	2
67000	1
ADMIN	29
AFID	6
AFID H	38
AMD CLRK	1
AMD COMM	1
AMD QC	1
BENEF	172
COMM	50
CORP	16
CORR	99
CT	269
CUR	1
DIST	1
EXEC	22
EXECT	4
FD	22
FORF	5
GUARD	3
LWD	34
MINERA	58
MTG	131
PROB	5
QC	1,430
REC	6
REDEM	128
SCR	1
SHD	1
SPC WD	207
TRUS	250
WD	2,062

VALIDATION CODES	
Validation Code	Count
Blank	17
AL	655
AP	30
AS	30
CH	10
CS	21
CT	237
DT	3
ES	34
FD	3
FI	131
FS	9
GO	49
MH	64
NP	691
OF	4
PI	16
PP	8
RL	950
UV	2,023
VA	22
VS	49

## Real Estate Neighborhoods & Market Areas

---

Residential Improved	# of total parcels	6,449
	# of sold parcels	1,182
	# of Neighborhoods	21
	Avg # of parcels per neighborhood	307
	Avg # of sales per neighborhood	56
	# of Market Areas	1
	Avg # of parcels per market area	6,449
	Avg # of sales per market area	1,182
Vacant Land	# of total parcels	2,768
	# of sold parcels	439
	# of Neighborhoods	20
	Avg # of parcels per neighborhood	138
	Avg # of sales per neighborhood	22
	# of Market Areas	2
	Avg # of parcels per market area	1,384
	Avg # of sales per market area	220
Commercial Improved	# of total parcels	612
	# of sold parcels	151
	# of Neighborhoods	15
	Avg # of parcels per neighborhood	41
	Avg # of sales per neighborhood	10
	# of Market Areas	1
	Avg # of parcels per market area	612
	Avg # of sales per market area	151

\*Market Area counts and Neighborhood counts are based on distinct codes presented in the county data extract. These counts may not truly represent actual market areas and/or neighborhoods if the appraiser used combinations of these codes.

\*Counts are based on data before statistical trimming takes place for the ratio study.

Sold vs. Unsold Analysis (Real Estate)						
		Parcel Count	Median % Change	Mean % Change	Significance Level	Comments
Residential Improved	Unsold	4,675	110.08%	113.05%	100.00%	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	236	106.13%	108.79%		
	Difference		3.95%	4.26%		
Commercial Improved	Unsold	402	117.43%	120.70%	32.30%	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	17	115.84%	116.13%		
	Difference		1.59%	4.57%		
Vacant Land	Unsold	2,000	120.00%	153.47%	77.80%	Pass - No meaningful difference found between sold and unsold parcel.
	Sold	57	133.33%	152.76%		
	Difference		13.33%	0.71%		

\*Differences of 5% or more in value change between sold and unsold parcels that are significant at or above the 95% confidence level can indicate meaningful differences in the appraisal of sold and unsold parcels. Larger differences (10% or more depending on the number of sales and data distributions) indicate unacceptable differences.